

The Buxton ID Presentation – Retail Recruitment Proposal began at 6:16 p.m.- In attendance in person were Mayor White, Commissioner Cline, Commissioner Ervin (6:18 p.m.), Commissioner McKenzie, Commissioner Schilling, Administrator Gilmore, Attorney/Treasurer Owen, Police Chief Metzelaars, Director Wortman (6:28 p.m.) and Clerk O’Brien. Mr. Matthew P. Montgomery of Buxton CommunityID made a public presentation to the Council in the City Hall Council Chambers, providing an overview of Buxton as a retail site selection provider; and describing their three step process as 1. Trade areas; 2. Identifying customers; and 3. Matching Customers to Retailers. Mr. Montgomery opened the floor for questions with the Council and public posing questions. Mr. Montgomery disclosed the cost for the City of Mattoon and the City of Charleston in a joint venture as \$85,000. Administrator Gilmore recommended possible ways to reduce Mattoon’s portion of the cost by selling the information to other proprietors.

The City Council of the City of Mattoon held a regular meeting in the Council Chambers at City Hall on February 6, 2007 at 6:59 p.m. after a 6:48 p.m. caucus session.

Mayor White presiding.

Mayor White led the Pledge of Allegiance.

The following members of the Council answered roll call in person: YEA Commissioner David Cline, YEA Commissioner Randy Ervin, YEA Commissioner Joseph McKenzie, YEA Commissioner David Schilling, YEA Mayor Charles E. White.

Also in attendance in person were City personnel: City Administrator Alan Gilmore, City Attorney/Treasurer J. Preston Owen, Public Works Director David Wortman, Fire Chief Michael Chism, Police Chief Larry Metzelaars, Community Development Coordinator Kyle Gill, and City Clerk Susan O’Brien.

# **CONSENT AGENDA:**

*Items listed on the Consent Agenda are considered to be routine in nature and will be enacted by one motion. Prior to asking for a motion to approve the Consent Agenda, the mayor will ask if anyone desires to remove an item from the Consent Agenda for public discussion. No separate discussion of these items will occur unless a Council Member requests the item to be removed from the Consent Agenda. If an item is removed from the Consent Agenda, it will be considered elsewhere on the agenda for this meeting.*

Mayor White seconded by Commissioner Schilling moved to approve the consent agenda as follows: minutes of the regular meeting January 16 and special meeting January 30, 2007; Fire Department report for the month of January, and HOME Rehab Expenditures.

## **Bills and Payroll for the last half of January**

### **General Fund**

Payroll	\$	244,318.44
Bills	\$	<u>55,399.40</u>
Total	\$	299,717.84

### **Hotel Tax Fund**

Payroll	\$	1,498.54
Bills	\$	<u>41,531.49</u>
Total	\$	43,030.03

### **Insurance & Tort Judgment**

Bills	\$	<u>838,682.00</u>
Total	\$	838,682.00

### **Midtown TIF Fund**

Bills	\$	<u>10,631.81</u>
Total	\$	10,631.81

**Capital Project Fund**

Bills		\$ 10,967.96
	Total	\$ 10,967.96

**Water Fund**

Payroll		\$ 27,026.81
Bills		\$ 28,249.28
	Total	\$ 55,276.09

**Sewer Fund**

Payroll		\$ 24,987.40
Bills		\$ 12,055.60
	Total	\$ 37,043.00

**Cemetery Fund**

Payroll		\$ 3,113.98
Bills		\$ 1,680.42
	Total	\$ 4,794.40

**Revolving Loan Fund**

Bills		\$ 225.00
	Total	\$ 225.00

**Health Insurance**

Bills		\$ 67,423.12
	Total	\$ 67,423.12

Mayor White declared the motion to approve the consent agenda carried by the following vote: YEA Commissioner Cline, YEA Commissioner Ervin, YEA Commissioner McKenzie, YEA Commissioner Schilling, YEA Mayor White.

**PUBLIC PRESENTATIONS, PETITIONS AND COMMUNICATIONS**

*This portion of the City Council meeting is reserved for persons who desire to address the Council. The Illinois Open Meeting Act mandates that the City Council may NOT take action on comments received on matters that have not been identified on this agenda, but the Council may direct staff to address the topic or refer the matter for action on the agenda for another meeting. Persons addressing the Council are requested to limit their presentations to three minutes and to avoid repetitious comments.*

There was no public discussion.

**NEW BUSINESS**

Commissioner McKenzie seconded by Commissioner Cline moved to adopt Special Ordinance 2007-1194, declaring certain public works property as surplus property, authorizing the advertising and approving the Public Works Director to use the most effective means of disposal.

**CITY OF MATTOON, ILLINOIS**

***SPECIAL ORDINANCE NO. 2007-1194***

**AN ORDINANCE DECLARING PERSONAL PROPERTY OWNED BY THE MUNICIPALITY SURPLUS AND AUTHORIZING ITS SALE**

**BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF MATTOON, COLES COUNTY, ILLINOIS**, as follows:

**Section 1.** The following vehicles have been identified and are hereby declared surplus to the needs of the City of Mattoon; 1982 Ford F150 (1FTDF15G3CLA27286), 1993 Chevy 2500 (1GCGK24K7PE196872), 1993 Chevy 3500 (1GBHC34J2PE229019), 1989 Chevy Blazer (1GNCT18Z2K0139411).

**Section 2.** The City of Mattoon, Illinois does not express any warranty or imply any statement of condition in regard to this vehicle.

**Section 3.** The Mayor and City Clerk are hereby authorized to administratively sell and convey title to the property listed on the exhibits to this ordinance to the highest bidder without further formal consideration or approval by the City Council.

**Section 4.** This ordinance shall be deemed published as of the day of its adoption and approval by the City Council.

**Section 5.** This ordinance shall be effective upon its approval as provided by law.

Upon motion by Commissioner McKenzie, seconded by Commissioner Cline, adopted this 6<sup>th</sup> day of February, 2007, by a roll call vote, as follows:

AYES (Names):	<u>Commissioner Cline, Commissioner Ervin,</u>	<u>Commissioner McKenzie, Commissioner Schilling,</u>
	<u>Mayor White</u>	
NAYS (Names):	<u>None</u>	
ABSENT (Names):	<u>None</u>	

Approved this 6<sup>th</sup> day of February, 2007.

/s/ Charles E. White  
Charles E. White, Mayor  
City of Mattoon, Coles County, Illinois

ATTEST: APPROVED AS TO FORM:

<u>/s/ Susan J. O'Brien</u> Susan J. O'Brien, City Clerk	<u>/s/ J. Preston Owen</u> J. Preston Owen, City Attorney
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Recorded in the Municipality's Records on February 7, 2007.

Mayor White opened the floor for discussion. No discussion.

Mayor White declared the motion carried by the following vote: YEA Commissioner Cline, YEA Commissioner Ervin, YEA Commissioner McKenzie, YEA Commissioner Schilling, YEA Mayor White.

Commissioner Schilling seconded by Commissioner Ervin moved to adopt Special Ordinance 2007-1195, authorizing the sale of surplus real estate owned by the municipality at Lake Mattoon to Donato Ciadella.

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## CITY OF MATTOON, ILLINOIS

### *SPECIAL ORDINANCE NO. 2007-1195*

#### **AN ORDINANCE AUTHORIZING SALE OF SURPLUS REAL ESTATE OWNED BY THE MUNICIPALITY AT LAKE MATTOON TO Donato Ciadella**

**WHEREAS**, state statute (65 ILCS 5/11-76-4.1) enables the corporate authorities to accept any contract proposal determined by them to be in the best interest of the municipality by a vote of two-thirds of the corporate authorities then holding office, but in no event at a price less than 80% of the appraised value; and

**WHEREAS**, by Resolution 2007-2679, adopted January 16, 2007, the City Council made a finding that the real estate owned by the municipality that is the subject of this ordinance is no longer necessary or required for the use of the municipality; and

**WHEREAS**, said resolution authorized the management staff to solicit offers for the sale of this real estate provided that any such sale shall be subject to ratification by a special ordinance of the City Council; and

**WHEREAS,** Donato Ciadella has made an offer to purchase the property for \$3,560; and

**WHEREAS,** Donato Ciadella owns the adjacent property and his is the only property capable of providing access to property being sold; and

**WHEREAS,** Ronald C. Rardin of Ealy's Appraisals determined \$3,560 was the fair market value of the real estate as of January 5, 2007.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF MATTOON, COLES COUNTY, ILLINOIS,** as follows:

**Section 1.** The city attorney is authorized to prepare closing documents and the mayor and city clerk are authorized to sign documents conveying a warranty deed to the real estate described in Section 3 of this ordinance to Standard Bank and Trust #18261 (as the proxy of Donato Ciadella), subject to a payment in the amount of \$3,560. The purchase price will be due at closing. Donato Ciadella shall assume financial responsibility for the costs of the final search, policy fee and a \$3,560 title insurance policy issued by Wetzel Land Title Services, Inc. that insures Buyer that the municipality has sufficient title to sell this real property. The City of Mattoon will pay for the preliminary title search completed by Wetzel Land Title Services, Inc., and;

**Section 2.** The real estate to be conveyed pursuant to this ordinance is legally described as:

A part of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section Thirty-six (36), Township Eleven (11) North, Range Six (6) East of the Third Principal Meridian being more particularly described as follows:

Commencing at the northwest corner of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section Thirty-six (36), Township Eleven (11) North, Range Six (6) East of the Third Principal Meridian; thence azimuth 180 degrees 18 minutes 54 seconds (based on previous local surveys) along the west line of said Quarter-Quarter (¼-¼) a distance of 794.0 feet to the northeast corner of Lot One (1) of Lake Hills Subdivision, Shelby County, Illinois and the point of beginning; thence azimuth 91 degrees 8 minutes 10 seconds along the extension of the north line of said Lot One (1) a distance of 76.40 feet; thence azimuth 180 degrees 12 minutes 36 seconds a distance of 25.21 feet thence azimuth 224 degrees 45 minutes 53 seconds a distance of 11.79 feet; thence azimuth 210 degrees 21 minutes 45 seconds a distance of 39.58 feet; thence azimuth 198 degrees 16 minutes 38 seconds a distance of 42.90 feet; thence azimuth 215 degrees 15 minutes 18 seconds a distance of 27.41 feet; thence azimuth 239 degrees 6 minutes 56 seconds a distance of 7.41 feet; thence azimuth 171 degrees 18 minutes 15 seconds a distance of 8.71 feet; thence azimuth 245 degrees 33 minutes 20 seconds a distance of 15.92 feet to the east line of said Lot One (1); thence azimuth 0 degrees 18 minutes 54 seconds along said east line a distance of 151.37 feet to the point of beginning, situated in Ash Grove Township, Shelby County, Illinois and containing 7119 square feet (0.16 acres) more or less.

**Section 3.** This ordinance shall be deemed published as of the day of its adoption and approval by the City Council.

**Section 4.** This ordinance shall be effective upon its approval as provided by law.

Upon motion by Commissioner Schilling, seconded by Commissioner Ervin, adopted this 6th day of February, 2007, by a roll call vote, as follows:

AYES (Names): Commissioner Cline, Commissioner Ervin,  
Commissioner McKenzie, Commissioner Schilling,  
Mayor White

NAYS (Names): None

ABSENT (Names): None

Approved this 6<sup>th</sup> day of February, 2007.

/s/ Charles E. White  
Charles E. White,

Mayor  
Illinois

City of Mattoon, Coles County,

ATTEST:

APPROVED AS TO FORM:

/s/ Susan J. O'Brien

Susan J. O'Brien, City Clerk

/s/ J. Preston Owen

J. Preston Owen, City Attorney

Recorded in the Municipality's Records on February 7, 2007.

Mayor White opened the floor for discussion. No discussion.

Mayor White declared the motion carried by the following vote: YEA Commissioner Cline, YEA Commissioner Ervin, YEA Commissioner McKenzie, YEA Commissioner Schilling, YEA Mayor White.

Commissioner Ervin seconded by Commissioner McKenzie moved to approve Council Decision Request 2007-712, ratifying the appointment of Keith Summers to the Tourism Board to fill the unexpired term of Paul Saegesser ending 09-01-07; and ratifying the appointment of Penny Youngblood to the Festival Management Committee to fill the unexpired term of Pat Gaines ending 04-30-2007.

Mayor White opened the floor for discussion. No discussion.

Mayor White declared the motion carried by the following vote: YEA Commissioner Cline, YEA Commissioner Ervin, YEA Commissioner McKenzie, YEA Commissioner Schilling, YEA Mayor White.

Mayor White seconded by Commissioner Cline moved to adopt Special Ordinance 2007-1196, approving an interest rate and terms for a \$91,000 loan from the Revolving Loan Fund to John and Donna Craig d/b/a Shimerz Glass and Mirror to assist with the purchase of equipment, inventory, and working capital at the Shimerz Facility located at 1616 Lake Land Blvd., Mattoon, Illinois.

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***CITY OF MATTOON, ILLINOIS***

***SPECIAL ORDINANCE NO. 2007-1196***

**AN ORDINANCE APPROVING AN INTEREST RATE AND TERMS FOR A \$91,000 LOAN FROM THE REVOLVING LOAN FUND TO JOHN AND DONNA CRAIG (DBA AS SHIMERZ GLASS AND MIRROR) TO ASSIST WITH THE PURCHASE OF EQUIPMENT, INVENTORY AND WORKING CAPITAL AT THE SHIMERZ FACILITY IN THE CITY OF MATTOON, ILLINOIS**

**WHEREAS**, the City of Mattoon has a Community Development Assistance Program (CDAP) Revolving Loan (RLF) Program, and,

**WHEREAS**, John and Donna Craig, have submitted a Revolving Loan Fund (RLF) Application for RLF funds in the amount of ninety-one thousand dollars (\$91,000) for the purchase of equipment, inventory and working capital to be located at the Shimerz commercial facility located at 1616 Lake Land Boulevard in the City of Mattoon, Illinois and,

**WHEREAS**, the Mattoon Revolving Loan (RLF) Committee has reviewed said RLF Application and recommends City Council approval in accordance with applicable Federal, State and Local guidelines and subject to certain conditions,

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Mattoon as follows:

**Section 1.** That the City Council hereby approves the John and Donna Craig RLF loan request in the amount of ninety-one thousand dollars (\$91,000) for a fixed annual interest rate of 3% for a term of ten (10) years for the purchase of equipment, inventory and working capital.

**Section 2.** The Municipal Clerk is hereby directed to file a certified copy of this ordinance in the City Revolving Loan File.

**Section 3.** This ordinance shall be deemed published as of the day of its adoption and approval by the City Council.

**Section 4.** This ordinance shall be effective upon its approval as provided by law.

Upon motion by Mayor White, seconded by Commissioner Cline adopted this 6th day of February, 2007, by a roll call vote, as follows:

AYES (Names):

Commissioner Cline, Commissioner Ervin,

Commissioner McKenzie, Commissioner Schilling,

Mayor White

NAYS (Names): None  
ABSENT (Names): None

Approved this 6th day of February, 2007.

/s/ Charles E. White

Charles E. White, Mayor  
City of Mattoon, Coles County, Illinois

ATTEST: APPROVED AS TO FORM:

/s/ Susan J. O'Brien  
Susan J. O'Brien, City Clerk

/s/ J. Preston Owen  
J. Preston Owen, City Attorney

Recorded in the Municipality's Records on February 7<sup>th</sup>, 2007.

Attachment (1)  
Report from the Administrator of the Revolving Loan Fund

MEMO

TO: City of Mattoon IL RLF Committee  
FROM: Doug McDermid - Director, Coles Co Reg Planning (Mattoon RLF Coordinator)  
DATE: January 24, 2007  
SUBJECT: John & Donna Craig (Shimerz Mirror and Glass: Equip, Invent & Working Capital).

I have reviewed the above referenced Mattoon RLF Loan Application for John and Donna Craig and would like to relate the following:

1. TOTAL PROJECT COST: \$ 182,000
2. PROPOSED SOURCE OF FUNDS: \$ 72,829 – 1<sup>st</sup> Nat'l Bank, Mattoon IL\*  
\$ 91,000 - RLF  
\$ 18,203 – Owner Equity  
\*= includes \$29,131 SBA 504 Commitment
3. PROPOSED FUNDS USE: *RLF:* "Equipment, Inventory & Working Capital"  
*Bank:* " "  
*Owner Equity:* " "
4. TERM & INTEREST RATE: *Bank:* Market rate, 20 year term  
*RLF:* 3% fixed, 10 yr term
5. COLLATERAL: *Bank:* 1<sup>st</sup> Blanket Lien on Equipment (SBA = 2<sup>nd</sup> Blanket Lien on Equipment), Owners Personal Guarantee  
*CDAP:* 3<sup>rd</sup> Blanket Lien on Equip, Own. Personal Guarantee
6. REASON FOR RLF PARTICIPATION: Bank & Owner Equity cannot finance entire amount, "gap" financing needed.
7. NUMBER OF FULL TIME EQUIVALENT  
(FTE) JOBS TO BE CREATED: 12 Full-Time-Equivalent (FTE) jobs created over 2 yrs (at least 7 or 51% "low/mod")
8. REMARKS/RECOMMENDATION: Coles County Regional Planning Commission (CCRP&DC) recommends approval based on above structure.

Mayor White opened the floor for discussion. Commissioner Schilling inquired as to the number of additional employees. Mr. Craig responded with five current and 12 additional employees. Commissioner Ervin and Mayor White praised the project.

Mayor White declared the motion carried by the following vote: YEA Commissioner Cline, YEA Commissioner Ervin, YEA Commissioner McKenzie, YEA Commissioner Schilling, YEA Mayor White.

Mayor White seconded by Commissioner McKenzie moved to approve Council Decision Request 2007-713, accepting the recommendations of the Mid-town Incentive Review Committee for the following projects:

Steve Hardin dba Jack & Bills Clothing (1628 Broadway) for \$38,180\*;  
Robert Duncan (1824 Broadway) for \$28,680\*;  
Apostolic Church-Time Theater Bldg. (1416 Broadway) for \$40,440\*;  
Cory Sander dba Sander's Real Estate (1400, 1402, 1404 Broadway) for \$54,680\*;  
Mike Kallis dba Sound Source Music (1609 Broadway) for up to \$5,000;  
Renee England dba Merle Norman Cosmetics (1608 Broadway) for up to \$2,000

(\* The funds of these projects are allocated over ten-year terms.)

Mayor White opened the floor for discussion. No discussion.

Mayor White declared the motion carried by the following vote: YEA Commissioner Cline, YEA Commissioner Ervin, YEA Commissioner McKenzie, YEA Commissioner Schilling, YEA Mayor White.

Mayor White seconded by Commissioner Cline moved to approve Council Decision Request 2007-714, approving the hiring of probationary police officers Andrew D. Warner, and Ryan C. Koop, pending passage of a medical exam, effective February 18, 2007. Mayor White announced the next PTI training commences February 18, 2007.

Mayor White opened the floor for discussion. No discussion.

Mayor White declared the motion carried by the following vote: YEA Commissioner Cline, YEA Commissioner Ervin, YEA Commissioner McKenzie, YEA Commissioner Schilling, YEA Mayor White.

Commissioner Schilling seconded by Commissioner McKenzie moved to approve Council Decision Request 2007-715, approving specifications, a cost estimate and authorizing a competitive solicitation for bids for the repair of the brick structural wall at 1611 Broadway d/b/a D to Z sports in the Midtown TIF District.

Mayor White opened the floor for discussion. Mr. Herb Meeker of the Mattoon Journal Gazette inquired if the repaired wall was the west wall. Mayor White answered affirmatively. Attorney/Treasurer Owen added the wall was common and the City owned half of the wall.

Mayor White declared the motion carried by the following vote: YEA Commissioner Cline, YEA Commissioner Ervin, YEA Commissioner McKenzie, YEA Commissioner Schilling, YEA Mayor White.

Mayor White seconded by Commissioner Ervin moved to adopt Resolution 2007-2680, establishing the date, time, and place for a Public Hearing for the Proposed Mattoon South Route 45 Tax Increment Finance District.

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## CITY OF MATTOON, ILLINOIS

### Resolution No. 2007 -2680

**a resolution of the city of Mattoon, Coles County, illinois (1) establishing the date, time and place of a public hearing on the adoption of ordinances approving a redevelopment plan and a redevelopment project area and adopting tax increment financing for an approximately 139.7 acre area generally located within the following boundaries within the City: A tract of land being a part of the southwest quarter of section 36, township 12 north, range 7 east of the third principal meridian; the northwest quarter and southwest quarter of section 1, township 11 north, range 7 east of the third principal meridian; the northeast quarter and the southeast quarter of section 2, township 11 north, range 7 east of the third principal meridian, and part of the southeast quarter of section 35, township 12 north, range 7 east of the third principal meridian, coles county, illinois.**

**LEGAL DESCRIPTION  
FOR  
SOUTH ROUTE 45 TIF DISTRICT  
MATTOON, ILLINOIS**

A tract of land being a part of the Southwest Quarter of Section 36, Township 12 North, Range 7 East of the Third Principal Meridian; the Northwest Quarter and Southwest Quarter of Section 1, Township 11 North, Range 7 East of the Third Principal Meridian; the Northeast Quarter and Southeast Quarter of Section 2, Township 11 North, Range 7 East of the Third Principal Meridian, and part of the Southeast Quarter of Section 35, Township 12 North, Range 7 East of the Third Principal Meridian, Coles County, Illinois, being described as follows:

Beginning at the Northwest corner of the Southwest Quarter of the Southwest Quarter of said Section 36; thence North  $87^{\circ} 47' 27''$  East, 138.40 feet along the North line of Southwest Quarter of the Southwest Quarter of said Section 36 to the Northwest corner of a tract described in Warranty Deed on Document Number 681624 in the Coles County Recorder's Office; thence North  $87^{\circ} 47' 27''$  East, 447 feet more or less along the North line of said tract to a point being on the Northwestern Right-of-Way line of S.A. Route 19 Station 67+22.2, 33 feet left; thence Southeasterly 66.00 feet to the Southeastern Right-of-Way line of S.A. Route 19; thence along the Southeastern Right-of-Way line on a curve to the left in a Southwestern direction, concave to the Southeast with a radius of 227.44 feet to a point of tangency; thence South along the Eastern Right-of-Way line of S.A. Route 19, 869.23 feet to a point of curvature at S. A. Route 19 Station 55+72.93, 33 feet right; thence along the Southeastern Right-of-Way line on a curve to the right in a Southwesterly direction, concave to the Northwest with a radius of 263.00 feet to a point of intersection with the Eastern Right-of-Way of S.B.I. Route 25 (US Route 45); thence Southerly along the Eastern Right-of-Way line of S.B. I. Route 25 (US Route 45) as monumented and occupied on the following described courses: Southerly to S.B.I. Route 25 Station 31+63.93, 200.00 feet left; Westerly to S.B.I. Route 25 (U.S. Route 45) Station 31+63.93, 146.22 feet left; Southerly to S.B.I. Route 25 (U.S. Route 45) Station 41+66, 125 feet left; Southerly to S.B.I. Route 25 (U.S. Route 45) Station 57+49.91, 147 feet left; Southerly to S.B.I. Route 25 (U.S. Route 45) Station 62+00, 120 feet left; Southerly to S. B.I. Route 25 (U.S. Route 45) Station 68+55, 120 feet left; Westerly to S.B.I. Route 25 (U.S. Route 45) Station 68+55, 117 feet left; Southerly to S.B.I. Route 25 (U.S. Route 45) Station 70+63, 117 feet left; Easterly to S.B.I. Route 25 (U.S. Route 45) Station 70+63, 150 feet left; Southerly to S.B.I. Route 25 (U.S. Route 45) Station 72+82.51, 150 feet left; thence Westerly to the Southeast corner of Lot 2 of Lakeland Development Phase I as recorded on Document Number 605697 on Plat Book 5 at Page 165, point being on the West Right-of-Way line of S.B.I. Route 25 (U.S. Route 45); thence South  $89^{\circ} 39' 03''$  West, 196.07 feet along the South line of said Lot 2 to the East line of Laker Avenue; thence continue South  $89^{\circ} 39' 03''$  West, 60.00 feet to the West Right-of-Way line of Laker Avenue; thence North  $00^{\circ} 20' 57''$  West, 483.56 feet to the Northeast corner of Lot 4 of said Lakeland Development Phase I, point also being on the South Right-of-Way line of Laker Avenue; thence South  $89^{\circ} 39' 03''$  West, 462.5 feet along the South Right-of-Way line of Laker Avenue; thence North  $00^{\circ} 20' 57''$  West, 244.00 feet along the East line of Lot 12 and the Southern extension thereof to the Northeast corner of Lot 12 of said Lakeland Development Phase I; thence South  $89^{\circ} 39' 03''$  West, 105 feet along the North line of said Lot 12 to the Northwest corner of said Lot 12; thence South  $00^{\circ} 20' 57''$  East, 244.00 feet along the West line of said Lot 12 and Southern extension thereof to the South line of Laker Avenue; thence South  $89^{\circ} 39' 03''$  West, 340.50 feet along the South line of said Laker Avenue to the Northwest corner of Lot 11 of said Lakeland Development Phase I; thence South  $00^{\circ} 20' 57''$  East, 184.00 feet along the West line of Lot 11 to the Southwest corner of said Lot 11; thence South  $89^{\circ} 39' 03''$  West, 910.73 feet along the Westerly extension of the Southern line of Lots 4 through 11 of said Lakeland Development Phase I to an iron pin in the Southeasterly Right-of-Way line of F.A.I. Route 57; thence Northeasterly along the Southeastern Right-of-Way as monumented and occupied to F.A.I. Route 57 Station 490+00, 125 feet right; thence Northeasterly 500.4 feet along the said Southeastern Right-of-Way line to F.A.I. Station 495+00, 145.00 feet right; thence Northeasterly to the Northwestern Right-of-Way line of F. A.I. Route 57 as monumented and occupied at Station 496+45, 156.50 left, point also being on the South line of the Northeast Quarter of said Section 2; thence West along the South line of the Northeast Quarter of said Section 2 to the West line of the East half of the Northeast Quarter of said Section 2; thence North along the West line of the East half of the Northeast Quarter of said Section 2 to the Southwest corner of a tract as described in a Trustee's Deed on Book 874 at Page 300 on Document Number 567599 in the Coles County Recorder's Office; thence Easterly, 310 feet along the South line of said tract on Document Number 567599 to the Southeast corner of said tract; thence Northerly 702.50 feet along the East line of said tract on Document Number 567599 to the Northeast corner of said tract; thence Westerly 10.00 feet along the North line of said tract on Document Number 567599 to the Southeast corner of a tract as described in a Deed labeled Trailer Park Property on Book 788 at Page 303 in the Coles County Recorder's Office; thence Northerly 660 feet along the East line of said Trailer Park Property to the North line of the Northeast Quarter of said Section 2; thence continue North 20 feet to the Northern Right-of-Way line of Lake Paradise Road; thence



**Easterly along the Northern Right-of-Way of said Lake Paradise Road to the Southwest corner of the L & K Motel Parcel as described in a Trustee's Deed as Tract II on Document Number 593383 in the Coles County Recorder's Office; thence along the boundary of said L & K Motel Parcel on the following described courses: North 00° 04' 13" West, 375.76 feet along the Western boundary line of L & K Motel Parcel to the Northwest corner of said parcel; thence South 89° 43' 50" East, 155.17 feet along the Northern boundary line of L & K Motel Parcel to the Northeast corner of said L & K Motel Parcel, point also being the Northwest corner of L & K Restaurant Parcel as described as Tract I on Document Number 593383 in the Coles County Recorder's Office; thence South 89° 43' 50" East, 145.78 feet more or less to a point on the Westerly Right-of-Way line of S.B.I. Route 25 (U.S. Route 45); thence Northerly 950.13 feet more or less to S.B.I. Route 25 (U.S. Route 45) Station 14+85, 100 feet right; thence Easterly to the Point of Beginning, encompassing 139.7 acres, more or less, containing 53.5 acres, more or less, of Right-of-Way area. Net area of TIF district which excludes existing Right-of-Way is 86.2 acres, more or less.**

**Prepared by: HDC Engineering, LLC  
201 W. Springfield Ave.  
Champaign, IL 61820  
Date: February 2, 2007  
HDC Project No.: 06491**

**(2) providing for the giving of public notice of such hearing, and  
(3) convening and providing for the giving of notice of a meeting of a joint review board to make a recommendation to the city concerning such proposed plan, project and project area.**

**Whereas**, the City is a duly constituted and existing municipality within the meaning of Section 1 of Article VII of the 1970 Constitution of the State of Illinois, and is now operating under the provisions of the Illinois Municipal Code, as amended, 65 ILCS 5/11-1-1 *et seq.* (the "**Municipal Code**"); and

**Whereas**, the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, as amended (the "**TIF Act**"), authorizes Illinois municipalities to adopt a redevelopment plan and a redevelopment project and designate a redevelopment project area with improvements to be made pursuant to such redevelopment plan and redevelopment project to be financed through tax increment allocation financing; and

**Whereas**, prior to the passage of any ordinance adopting a redevelopment plan or redevelopment project or designating a redevelopment project area, the corporate authorities must hold a public hearing for the purpose of considering comments and hearing and determining protests and objections by interested persons or affected taxing districts; and

**Whereas**, notice of the aforesaid public hearing must be given by publication in a newspaper of general circulation and by mailing to affected persons and taxing districts and the Illinois Department of Commerce and Community Affairs; and

**Whereas**, under the TIF Act, the City is required to convene a joint review board to make recommendations to the City concerning such proposed plan, project and project area; and

**Whereas**, the City has considered the desirability of undertaking a redevelopment project in the 139.7 acre area generally located within the following boundaries of the City: **A tract of land being a part of the southwest quarter of section 36, township 12 north, range 7 east of the third principal meridian; the northwest quarter and southwest quarter of section 1, township 11 north, range 7 east of the third principal meridian; the northeast quarter and the southeast quarter of section 2, township 11 north, range 7 east of the third principal meridian, and part of the southeast quarter of section 35, township 12 north, range 7 east of the third principal meridian, coles county, illinois.**

**Whereas**, the City Council has adopted a resolution providing for the engagement of Peckham Guyton Albers & Viets, Inc. ("PGAV") as the City's consultants, and sent a copy of such resolution to each of the taxing districts to which notice is also to be given under Section 2(b) of this resolution; and

**Whereas**, pursuant to the requirements of Section 11-74.4-5 of the TIF Act, the City made available for public inspection on January 26, 2007, in the offices of the City Clerk, a copy of a draft report dated January 25, 2007, entitled "Tax Increment Financing Redevelopment Plan & Project "South Route 45 Redevelopment Project Area" prepared for the City of Mattoon, Illinois by PGAV (the "**Eligibility Report**") which provided in reasonable detail the basis for the proposed Redevelopment Project Area (as defined in Section 2 below) qualifying as a "blighted area" as defined in the Act; and

**Whereas**, at the request and on behalf of the City, PGAV has prepared the "Tax Increment Financing Redevelopment Plan & Project "South

Route 45 Redevelopment Project Area” (the “**Project and Plan**”), a copy of which is now on file for public inspection at the offices of the City Clerk; and

**Whereas**, the purposes of the Project and Plan within the proposed Redevelopment Project Area are not reasonably expected to displace the residents of ten or more residential units and the City has so certified in the Project and Plan, and there are less than 75 inhabited residential units within the proposed South Route 45 Redevelopment Project Area; and

**Whereas**, the City Council, by Ordinance No. 2002-5154 adopted on November 19<sup>th</sup>, 2002, established an “interested parties” registry for each redevelopment project area created under the TIF Act and not terminated by the City, whether then existing or created after the date of the adoption of the ordinance, including the proposed South Route 45 Redevelopment Area, and adopted registration rules for such registries, all as required by the TIF Act; and

**Whereas**, the City Council, by Special Ordinance 2006-1179, adopted on October 3<sup>rd</sup>, 2006, amended the registration rules and created an interested parties registry for the proposed South Route 45 Redevelopment Project Area; and

**Whereas**, the City Administrator, acting as the designee of the Mayor pursuant to Section 2 of Ordinance No. 2006–1179, (i) created an interested parties registry (the “**Registry**”) for the proposed South Route 45 Redevelopment Project Area, (ii) made available copies of the TIF Interested Parties Registration Form at the principal offices of the City to all persons and organizations interested in registering in the Registry as interested parties for the proposed South Route 45 Redevelopment Project Area, and (iii) caused public notice of the Registry and of the registration rules to be published one time on August 18<sup>th</sup>, 2006, in the Journal Gazette, a newspaper of general circulation in the City and qualified to carry legal notices;

*Now, Therefore, Be it Resolved by the City Council of the City of Mattoon, Coles County, Illinois, as Follows:*

**Section 1.           Incorporation of Preambles; Findings of Fact.** The preambles are incorporated into this resolution by this reference and made a part of this resolution. The City Council of the City adopts the factual statements in the preambles so incorporated as findings of fact.

**Section 2.           Authority.** This Resolution is adopted pursuant to the TIF Act.

**Public Hearing.** A public hearing shall be held on April 3, 2007, beginning at 7:00 o’clock p.m. at the City Council Chambers, City Hall, 208 N. 19<sup>th</sup> Street, Mattoon, Illinois 61938-2838, on the adoption of ordinances approving a redevelopment plan and a redevelopment project for and designating as a redevelopment project area (the “**South Route 45 Redevelopment Project Area**”) the area (i) legally described in **Exhibit A** and (ii) shown on the map attached as **Exhibit B** and generally located within the following boundaries of the City: **A tract of land being a part of the southwest quarter of section 36, township 12 north, range 7 east of the third principal meridian; the northwest quarter and southwest quarter of section 1, township 11 north, range 7 east of the third principal meridian; the northeast quarter and the southeast quarter of section 2, township 11 north, range 7 east of the third principal meridian, and part of the southeast quarter of section 35, township 12 north, range 7 east of the third principal meridian, coles county, illinois.**

and adopting tax increment financing within the Redevelopment Project Area. At or prior to such public hearing, any interested person or affected taxing district may file written objections with the City Clerk at the above address, and may be heard orally at the public hearing in respect to any issues embodied in the notice. At the public hearing, or at any adjourned session, the City Council will hear and determine all protests and objections presented to it orally or in writing.

**Section 3.           Publication and Mailing of Public Notice.** Public notice of the public hearing in substantially the form set forth as **Exhibit C** shall be given as follows:

(a) By publication at least twice in the Journal Gazette or another newspaper published and of general circulation within Coles County, Illinois and the City and of general circulation within each of the taxing districts having property in the proposed South Route 45 Redevelopment Project Area, with the first such publication to be not more than thirty (30) days (March 5, 2007) and not less than ten (10) days (March 21, 2007) prior to the date set for the public hearing.

(b) By certified mail, return receipt requested, to (i) all taxing districts of which taxable property is included within the proposed South Route 45 Redevelopment Project Area, and (ii) the Department of Commerce and Economic Opportunity. Such notice shall include (i) an invitation to each taxing district and to the Department of Commerce and Economic Opportunity to submit comments to the City prior to the public hearing concerning the subject matter of the public hearing, (ii) notice of the initial meeting of the joint review board convened in Section 5 below, (iii) a copy of the draft Eligibility Report, and (iv) a copy of the draft Project and Plan. Such notice shall be mailed on or before February 7, 2007, a date which is not less than forty-five (45) days prior to the date set for the public hearing.

(c) By certified mail, return receipt requested, addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel lying within the proposed South Route 45 Redevelopment Project Area. If the general taxes for the preceding year were not paid, the notice shall also be sent to the persons last listed on the tax rolls within the preceding 3 years as the owners of such property. Such notice shall be mailed not later than March 21, 2007, a day which is not less than ten days prior to the date set for the public hearing.

(d) By first class mail, addressed to (i) each resident of the proposed South Route 45 Redevelopment Project Area, (ii) each address that the City, after a good faith effort, determines is located within 750 feet of the boundaries of the proposed Redevelopment Project Area, and (iii) each City resident and organization that has properly registered in the Registry. Such notice shall be mailed not later than February 8, 2007 a day which is not less than ten days prior to the date set for the public hearing.

**Section 4. First Joint Review Board Meeting.** The first meeting of the joint review board required under the Act shall be held beginning at 2:00 o'clock p.m., February 21, 2007 at City Council Chambers, City Hall, 208 N. 19<sup>th</sup> Street, Mattoon, Illinois 61938-2838, to review proposed ordinances approving the redevelopment plan, redevelopment project area and redevelopment project, together with the public record and applicable planning documents.

**Section 5. Additional Authority.** The Mayor, the City Clerk, the City Administrator, the City Attorney, and the other officers and employees of the City are each authorized to do such other things consistent with the terms of this Resolution as such officers and employees shall deem necessary or appropriate in order to effectuate the intent and purposes of this Resolution.

**Section 6. Conflicting Ordinances, Etc.** All prior ordinances, resolutions and orders or parts of ordinances, resolutions and orders in conflict with this Resolution are repealed to the extent of such conflict.

**Section 7. Severability.** If any section, paragraph, clause or provision of this Resolution shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this Resolution.

**Section 8. Effective Date.** This Resolution shall be in full force and effect immediately upon its adoption.

Upon motion by Mayor White seconded by Commissioner Ervin adopted this 6<sup>th</sup> day of February, 2007, by a roll call vote, as follows:

AYES (Names): Commissioner Cline, Commissioner Ervin  
Commissioner McKenzie, Commissioner Schilling,  
Mayor White

NAYS (Names): None

ABSENT (Names): None

Approved this 6<sup>th</sup> day of February, 2007.

/s/ Charles E. White  
Charles E. White, Mayor  
City of Mattoon, Coles County, Illinois

ATTEST: APPROVED AS TO FORM:

/s/ Susan J. O'Brien  
Susan J. O'Brien, City Clerk

/s/ J. Preston Owen  
J. Preston Owen, City Attorney

Recorded in the Municipality's Records on February 7<sup>th</sup>, 2007.

**Exhibit A**  
**LEGAL DESCRIPTION**  
**FOR**  
**SOUTH ROUTE 45 TIF DISTRICT**  
**MATTOON, ILLINOIS**

A tract of land being a part of the Southwest Quarter of Section 36, Township 12 North, Range 7 East of the Third Principal Meridian; the Northwest Quarter and Southwest Quarter of Section 1, Township 11 North, Range 7 East of the Third Principal Meridian; the Northeast Quarter and Southeast Quarter of Section 2, Township 11 North, Range 7 East of the Third Principal Meridian, and part of the Southeast Quarter of Section 35, Township 12 North, Range 7 East of the Third Principal Meridian, Coles County, Illinois, being described as follows:

Beginning at the Northwest corner of the Southwest Quarter of the Southwest Quarter of said Section 36; thence North  $87^{\circ} 47' 27''$  East, 138.40 feet along the North line of Southwest Quarter of the Southwest Quarter of said Section 36 to the Northwest corner of a tract described in Warranty Deed on Document Number 681624 in the Coles County Recorder's Office; thence North  $87^{\circ} 47' 27''$  East, 447 feet more or less along the North line of said tract to a point being on the Northwestern Right-of-Way line of S.A. Route 19 Station 67+22.2, 33 feet left; thence Southeasterly 66.00 feet to the Southeastern Right-of-Way line of S.A. Route 19; thence along the Southeastern Right-of-Way line on a curve to the left in a Southwestern direction, concave to the Southeast with a radius of 227.44 feet to a point of tangency; thence South along the Eastern Right-of-Way line of S.A. Route 19, 869.23 feet to a point of curvature at S. A. Route 19 Station 55+72.93, 33 feet right; thence along the Southeastern Right-of-Way line on a curve to the right in a Southwesterly direction, concave to the Northwest with a radius of 263.00 feet to a point of intersection with the Eastern Right-of-Way of S.B.I. Route 25 (US Route 45); thence Southerly along the Eastern Right-of-Way line of S.B. I. Route 25 (US Route 45) as monumented and occupied on the following described courses: Southerly to S.B.I. Route 25 Station 31+63.93, 200.00 feet left; Westerly to S.B.I. Route 25 (U.S. Route 45) Station 31+63.93, 146.22 feet left; Southerly to S.B.I. Route 25 (U.S. Route 45) Station 41+66, 125 feet left; Southerly to S.B.I. Route 25 (U.S. Route 45) Station 57+49.91, 147 feet left; Southerly to S.B.I. Route 25 (U.S. Route 45) Station 62+00, 120 feet left; Southerly to S. B.I. Route 25 (U.S. Route 45) Station 68+55, 120 feet left; Westerly to S.B.I. Route 25 (U.S. Route 45) Station 68+55, 117 feet left; Southerly to S.B.I. Route 25 (U.S. Route 45) Station 70+63, 117 feet left; Easterly to S.B.I. Route 25 (U.S. Route 45) Station 70+63, 150 feet left; Southerly to S.B.I. Route 25 (U.S. Route 45) Station 72+82.51, 150 feet left; thence Westerly to the Southeast corner of Lot 2 of Lakeland Development Phase I as recorded on Document Number 605697 on Plat Book 5 at Page 165, point being on the West Right-of-Way line of S.B.I. Route 25 (U.S. Route 45); thence South  $89^{\circ} 39' 03''$  West, 196.07 feet along the South line of said Lot 2 to the East line of Laker Avenue; thence continue South  $89^{\circ} 39' 03''$  West, 60.00 feet to the West Right-of-Way line of Laker Avenue; thence North  $00^{\circ} 20' 57''$  West, 483.56 feet to the Northeast corner of Lot 4 of said Lakeland Development Phase I, point also being on the South Right-of-Way line of Laker Avenue; thence South  $89^{\circ} 39' 03''$  West, 462.5 feet along the South Right-of-Way line of Laker Avenue; thence North  $00^{\circ} 20' 57''$  West, 244.00 feet along the East line of Lot 12 and the Southern extension thereof to the Northeast corner of Lot 12 of said Lakeland Development Phase I; thence South  $89^{\circ} 39' 03''$  West, 105 feet along the North line of said Lot 12 to the Northwest corner of said Lot 12; thence South  $00^{\circ} 20' 57''$  East, 244.00 feet along the West line of said Lot 12 and Southern extension thereof to the South line of Laker Avenue; thence South  $89^{\circ} 39' 03''$  West, 340.50 feet along the South line of said Laker Avenue to the Northwest corner of Lot 11 of said Lakeland Development Phase I; thence South  $00^{\circ} 20' 57''$  East, 184.00 feet along the West line of Lot 11 to the Southwest corner of said Lot 11; thence South  $89^{\circ} 39' 03''$  West, 910.73 feet along the Westerly extension of the Southern line of Lots 4 through 11 of said Lakeland Development Phase I to an iron pin in the Southeasterly Right-of-Way line of F.A.I. Route 57; thence Northeasterly along the Southeastern Right-of-Way as monumented and occupied to F.A.I. Route 57 Station 490+00, 125 feet right; thence Northeasterly 500.4 feet along the said Southeastern Right-of-Way line to F.A.I. Station 495+00, 145.00 feet right; thence Northeasterly to the Northwestern Right-of-Way line of F. A.I. Route 57 as monumented and occupied at Station 496+45, 156.50 left, point also being on the South line of the Northeast Quarter of said Section 2; thence West along the South line of the Northeast Quarter of said Section 2 to the West line of the East half of the Northeast Quarter of said Section 2; thence North along the West line of the East half of the Northeast Quarter of said Section 2 to the Southwest corner of a tract as described in a Trustee's Deed on Book 874 at Page 300 on Document Number 567599 in the Coles County Recorder's Office; thence Easterly, 310 feet along the South line of said tract on Document Number 567599 to the Southeast corner of said tract; thence Northerly 702.50 feet along the East line of said tract on Document Number 567599 to the Northeast corner of said tract; thence Westerly 10.00 feet along the North line of said tract on Document Number 567599 to the Southeast corner of a tract as described in a Deed labeled Trailer Park Property on Book 788 at Page 303 in the Coles County Recorder's Office; thence Northerly 660 feet along the East line of said Trailer Park Property to the North line of the Northeast Quarter of said Section 2; thence continue North 20 feet to the Northern Right-of-Way line of Lake Paradise Road; thence Easterly along the Northern Right-of-Way of said Lake Paradise Road to the Southwest corner of the L & K Motel Parcel as described in a Trustee's Deed as Tract II on Document Number 593383 in the Coles County Recorder's Office; thence along the boundary of said L & K Motel Parcel on the following described courses: North  $00^{\circ} 04' 13''$  West, 375.76 feet along the Western boundary line of L & K Motel Parcel to the Northwest corner of said parcel; thence South  $89^{\circ} 43' 50''$  East, 155.17 feet along the Northern boundary line of L & K Motel Parcel to the Northeast corner of said L & K Motel Parcel, point also being the Northwest corner of L & K Restaurant Parcel as described as Tract I on Document Number 593383 in the Coles County Recorder's Office; thence South  $89^{\circ} 43' 50''$  East, 145.78

**feet more or less to a point on the Westerly Right-of-Way line of S.B.I. Route 25 (U.S. Route 45); thence Northerly 950.13 feet more or less to S.B.I. Route 25 (U.S. Route 45) Station 14+85, 100 feet right; thence Easterly to the Point of Beginning, encompassing 139.7 acres, more or less, containing 53.5 acres, more or less, of Right-of-Way area. Net area of TIF district which excludes existing Right-of-Way is 86.2 acres, more or less.**

**Prepared by: HDC Engineering, LLC  
201 W. Springfield Ave.  
Champaign, IL 61820  
Date: February 2, 2007  
HDC Project No.: 06491**

**Exhibit B**  
***Map of South Route 45 Redevelopment Project Area***

[Attach map here]

**Exhibit C**  
***Form of Notice of Public Hearing***

**Please Take Notice** that the City Council of the City of Mattoon, Illinois, will hold a public hearing to consider a proposed Redevelopment Plan and Project, the designation of a redevelopment project area within the City of Mattoon, and the adoption of tax increment financing within that redevelopment project area. Adoption of a Redevelopment Plan and Project, designation of a redevelopment project area and adoption of tax increment financing will be pursuant to the provisions of the Tax Increment Allocation Redevelopment Act (the **Act**). The public hearing will be held on April 3, 2007 at 7:00 p.m. at the City Council Chambers, City Hall, 208 N. 19<sup>th</sup> Street, Mattoon, Illinois 61938-2838. If necessary, the hearing may be adjourned to another date without further notice other than a motion entered upon the minutes fixing the time and place of the subsequent hearing.

The property proposed to be designated as a redevelopment project area is generally located within the following boundaries of the City: **A tract of land being a part of the southwest quarter of section 36, township 12 north, range 7 east of the third principal meridian; the northwest quarter and southwest quarter of section 1, township 11 north, range 7 east of the third principal meridian; the northeast quarter and the southeast quarter of section 2, township 11 north, range 7 east of the third principal meridian, and part of the southeast quarter of section 35, township 12 north, range 7 east of the third principal meridian, coles county, illinois**, and is more particularly described in the legal description which is attached to this notice and made a part of it. At the time and place set forth above, all interested persons and affected taxing districts will be given an opportunity to file with the City Clerk written objections to and be heard concerning the proposed Redevelopment Plan and Project, the proposed designation of a redevelopment project area, and the adoption of tax increment financing within that redevelopment project area.

The proposed Redevelopment Plan and Project involves the redevelopment of the proposed redevelopment project area through tax increment financing and the other powers conferred upon the City by the Act, to reduce or eliminate those conditions which qualify the proposed redevelopment project area as a blighted area under the Act. The City proposes to undertake the redevelopment of the proposed redevelopment project area by reducing or eliminating those conditions that qualify the Redevelopment Project Area as a “blighted area”, by including stormwater detention and retention facilities that will reduce flooding and at the same time increase community recreational opportunities and also including other infrastructure necessary to reduce stormwater runoff within the watershed; encouraging a high-quality appearance of buildings, rights-of-way, and open spaces and encouraging high standards of design; strengthening the economic well-being of the Redevelopment Project Area and the City by increasing high-end business activity, tax base, job and recreational opportunities; assembling and subdividing land into parcels of sufficient shape and size for disposition and redevelopment in accordance with the Redevelopment Plan and Project and contemporary development needs and standards; stimulating private investment in appropriate new construction and the development of a hotel and conference center; achieving attractive development with a complementary mix of uses within the Redevelopment Project Area; providing needed public improvements or facilities in proper relationship to the projected demand for such facilities and in accordance with present-day design standards for such facilities, some of which will, in turn, result in reduced flooding in the watershed; and providing needed incentives to encourage a broad range of improvements. The proposed Redevelopment Plan and Project is more fully described in the “Tax Increment Financing Redevelopment Plan & Project, “South Route 45 Redevelopment Project Area”, a copy of which is [enclosed with this notice and incorporated into this notice by this reference].<sup>\*</sup>

All persons, including taxpayers, taxing districts and the Department of Commerce and Community Affairs, are invited to submit comments to the City of Mattoon concerning the proposed Redevelopment Plan and Project, the proposed designation of a redevelopment project area and the adoption of tax increment financing within that redevelopment project area at any time prior to the date and time of the hearing. Comments may be submitted to the City Clerk at the address given above.

Each community college district, local elementary school district and high school district or each local community unit school district, park district, library district, township, fire protection district and county (“**Local Government Unit**”) that has authority to directly levy taxes on the property within the proposed redevelopment project area is further notified that the first meeting of the joint review board required under the Act will be held on February 21, 2007, beginning at 2:00 o’clock p.m. at the City Council Chambers, City Hall, 208 N. 19<sup>th</sup> Street Mattoon, Illinois 61938. Local Government Units are requested to appoint members to the joint review board so that they can attend the

initial board meeting. A copy of a draft of an eligibility report entitled "Tax Increment Financing Redevelopment Plan & Project "South Route 45 Redevelopment Project Area" and concerning the proposed redevelopment project area is enclosed with this notice. Taxing districts desiring further information should contact the City Administrator or City Attorney and Treasurer of the City at the above address. \*

Dated: February 6, 2007  
City Clerk

/s/ Susan J. O'Brien

**Legal Description of Proposed  
Redevelopment Project Area  
LEGAL DESCRIPTION  
FOR  
SOUTH ROUTE 45 TIF DISTRICT  
MATTOON, ILLINOIS**

**A tract of land being a part of the Southwest Quarter of Section 36, Township 12 North, Range 7 East of the Third Principal Meridian; the Northwest Quarter and Southwest Quarter of Section 1, Township 11 North, Range 7 East of the Third Principal Meridian; the Northeast Quarter and Southeast Quarter of Section 2, Township 11 North, Range 7 East of the Third Principal Meridian, and part of the Southeast Quarter of Section 35, Township 12 North, Range 7 East of the Third Principal Meridian, Coles County, Illinois, being described as follows:**  
**Beginning at the Northwest corner of the Southwest Quarter of the Southwest Quarter of said Section 36; thence North 87° 47' 27" East, 138.40 feet along the North line of Southwest Quarter of the Southwest Quarter of said Section 36 to the Northwest corner of a tract described in Warranty Deed on Document Number 681624 in the Coles County Recorder's Office; thence North 87° 47' 27" East, 447 feet more or less along the North line of said tract to a point being on the Northwestern Right-of-Way line of S.A. Route 19 Station 67+22.2, 33 feet left; thence Southeasterly 66.00 feet to the Southeastern Right-of-Way line of S.A. Route 19; thence along the Southeastern Right-of-Way line on a curve to the left in a Southwestern direction, concave to the Southeast with a radius of 227.44 feet to a point of tangency; thence South along the Eastern Right-of-Way line of S.A. Route 19, 869.23 feet to a point of curvature at S. A. Route 19 Station 55+72.93, 33 feet right; thence along the Southeastern Right-of-Way line on a curve to the right in a Southwesterly direction, concave to the Northwest with a radius of 263.00 feet to a point of intersection with the Eastern Right-of-Way of S.B.I. Route 25 (US Route 45); thence Southerly along the Eastern Right-of-Way line of S.B. I. Route 25 (US Route 45) as monumented and occupied on the following described courses: Southerly to S.B.I. Route 25 Station 31+63.93, 200.00 feet left; Westerly to S.B.I. Route 25 (U.S. Route 45) Station 31+63.93, 146.22 feet left; Southerly to S.B.I. Route 25 (U.S. Route 45) Station 41+66, 125 feet left; Southerly to S.B.I. Route 25 (U.S. Route 45) Station 57+49.91, 147 feet left; Southerly to S.B.I. Route 25 (U.S. Route 45) Station 62+00, 120 feet left; Southerly to S. B.I. Route 25 (U.S. Route 45) Station 68+55, 120 feet left; Westerly to S.B.I. Route 25 (U.S. Route 45) Station 68+55, 117 feet left; Southerly to S.B.I. Route 25 (U.S. Route 45) Station 70+63, 117 feet left; Easterly to S.B.I. Route 25 (U.S. Route 45) Station 70+63, 150 feet left; Southerly to S.B.I. Route 25 (U.S. Route 45) Station 72+82.51, 150 feet left; thence Westerly to the Southeast corner of Lot 2 of Lakeland Development Phase I as recorded on Document Number 605697 on Plat Book 5 at Page 165, point being on the West Right-of-Way line of S.B.I. Route 25 (U.S. Route 45); thence South 89° 39' 03" West, 196.07 feet along the South line of said Lot 2 to the East line of Laker Avenue; thence continue South 89° 39' 03" West, 60.00 feet to the West Right-of-Way line of Laker Avenue; thence North 00° 20' 57" West, 483.56 feet to the Northeast corner of Lot 4 of said Lakeland Development Phase I, point also being on the South Right-of-Way line of Laker Avenue; thence South 89° 39' 03" West, 462.5 feet along the South Right-of-Way line of Laker Avenue; thence North 00° 20' 57" West, 244.00 feet along the East line of Lot 12 and the Southern extension thereof to the Northeast corner of Lot 12 of said Lakeland Development Phase I; thence South 89° 39' 03" West, 105 feet along the North line of said Lot 12 to the Northwest corner of said Lot 12; thence South 00° 20' 57" East, 244.00 feet along the West line of said Lot 12 and Southern extension thereof to the South line of Laker Avenue; thence South 89° 39' 03" West, 340.50 feet along the South line of said Laker Avenue to the Northwest corner of Lot 11 of said Lakeland Development Phase I; thence South 00° 20' 57" East, 184.00 feet along the West line of Lot 11 to the Southwest corner of said Lot 11; thence South 89° 39' 03" West, 910.73 feet along the Westerly extension of the Southern line of Lots 4 through 11 of said Lakeland Development Phase I to an iron pin in the Southeasterly Right-of-Way line of F.A.I. Route 57; thence Northeasterly along the Southeastern Right-of-Way as monumented and occupied to F.A.I. Route 57 Station 490+00, 125 feet right; thence Northeasterly 500.4 feet along the said Southeastern Right-of-Way line to F.A.I. Station 495+00, 145.00 feet right; thence Northeasterly to the Northwestern Right-of-Way line of F. A.I. Route 57 as monumented and occupied at Station 496+45, 156.50 left, point also being on the South line of the Northeast Quarter of said Section 2; thence West along the South line of the Northeast Quarter of said Section 2 to the West line of the East half of the Northeast Quarter of said Section 2; thence North along the West line of the East half**



of the Northeast Quarter of said Section 2 to the Southwest corner of a tract as described in a Trustee's Deed on Book 874 at Page 300 on Document Number 567599 in the Coles County Recorder's Office; thence Easterly, 310 feet along the South line of said tract on Document Number 567599 to the Southeast corner of said tract; thence Northerly 702.50 feet along the East line of said tract on Document Number 567599 to the Northeast corner of said tract; thence Westerly 10.00 feet along the North line of said tract on Document Number 567599 to the Southeast corner of a tract as described in a Deed labeled Trailer Park Property on Book 788 at Page 303 in the Coles County Recorder's Office; thence Northerly 660 feet along the East line of said Trailer Park Property to the North line of the Northeast Quarter of said Section 2; thence continue North 20 feet to the Northern Right-of-Way line of Lake Paradise Road; thence Easterly along the Northern Right-of-Way of said Lake Paradise Road to the Southwest corner of the L & K Motel Parcel as described in a Trustee's Deed as Tract II on Document Number 593383 in the Coles County Recorder's Office; thence along the boundary of said L & K Motel Parcel on the following described courses: North 00° 04' 13" West, 375.76 feet along the Western boundary line of L & K Motel Parcel to the Northwest corner of said parcel; thence South 89° 43' 50" East, 155.17 feet along the Northern boundary line of L & K Motel Parcel to the Northeast corner of said L & K Motel Parcel, point also being the Northwest corner of L & K Restaurant Parcel as described as Tract I on Document Number 593383 in the Coles County Recorder's Office; thence South 89° 43' 50" East, 145.78 feet more or less to a point on the Westerly Right-of-Way line of S.B.I. Route 25 (U.S. Route 45); thence Northerly 950.13 feet more or less to S.B.I. Route 25 (U.S. Route 45) Station 14+85, 100 feet right; thence Easterly to the Point of Beginning, encompassing 139.7 acres, more or less, containing 53.5 acres, more or less, of Right-of-Way area. Net area of TIF district which excludes existing Right-of-Way is 86.2 acres, more or less.

Prepared by: HDC Engineering, LLC

201 W. Springfield Ave.

Champaign, IL 61820

Date: February 2, 2007

HDC Project No.: 06491 Redevelopment Project and Plan and Eligibility Report<sup>\*</sup>

[Attach Here]

State of Illinois                    )  
)  
County of Coles                    )

*Certification of Resolution*

I, the undersigned, certify that I am the duly qualified and acting City Clerk of the City of Mattoon, Coles County, Illinois (the "City"), and that as such official I am the keeper of the records and files of the City Council of the City (the "City Council").

I further certify that the foregoing is a full, true and complete copy of Resolution No. 2007 - 2680 adopted at the regular meeting of the City Council held on the 6th day of February, 2007, which resolution was duly adopted at that meeting by a roll call vote of \_\_\_\_\_ 5 in favor and 0 against, with 0 abstentions and 0 absent. At that meeting a quorum was present and acting throughout the meeting. The resolution has not been amended or repealed and remains in full force and effect.

I further certify that the deliberations of the City Council on the adoption of the resolution were conducted openly, that the vote on the adoption of the resolution was taken openly, that the meeting was held at a specified time and place convenient to the public, that notice of the meeting was duly given to all of the news media requesting such notice, that a copy of the agenda for the meeting was posted at least 48 hours prior to the convening of the meeting at the meeting place and at my offices at City Hall, that the meeting was called and held in strict compliance with the provisions of the Illinois Open Meetings Act, as amended, and the Illinois Municipal Code, as amended, and that the City Council has complied with all of the provisions of that Act and that Code and with all of the procedural rules of the City Council.

In Witness Whereof, I hereunto affix my official signature and the seal of the City as of this 6th day of February, 2007.

/s/ Susan J. O'Brien

City Clerk

City of Mattoon,

Coles County, Illinois

[Seal]

Mayor White opened the floor for discussion. No discussion.

Mayor White declared the motion carried by the following vote: YEA Commissioner Cline, YEA Commissioner Ervin, YEA Commissioner McKenzie, YEA Commissioner Schilling, YEA Mayor White.

Mayor White seconded by Commissioner McKenzie moved to adopt Resolution 2007-2681, establishing the date, time, and place for a Public Hearing to consider the proposed Business District Plan and Business District Project for the South Route 45 Business District.

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**RESOLUTION NO. 2007-2681**

**RESOLUTION ESTABLISHING A TIME AND PLACE  
FOR PUBLIC HEARINGS TO CONSIDER THE PROPOSED BUSINESS DISTRICT PLAN AND BUSINESS DISTRICT  
PROJECT FOR THE SOUTH ROUTE 45 BUSINESS DISTRICT**

BE IT RESOLVED BY THE CITY COUNCIL of the City of Mattoon, Illinois, as follows:

That the City of Mattoon, Illinois hereby establishes February 20, 2007, at 7:00 p.m. at the City Hall, City Council Chambers as the time and place for the first Public Hearing to consider the adoption of a Business District Plan and Business District Project for the South Route 45 Business District, and the creation of a Business District pursuant to the revised Illinois Business District Act, 65 ILCS 5/11-74.3-1 thru 3-6. The following is the legal description of the properties to be included in the South Route 45 Business District.

**LEGAL DESCRIPTION  
FOR  
SOUTH ROUTE 45 BUSINESS DISTRICT  
MATTOON, ILLINOIS**

A tract of land being a part of the Southwest Quarter of Section 36, Township 12 North, Range 7 East of the Third Principal Meridian; the Northwest Quarter and Southwest Quarter of Section 1, Township 11 North, Range 7 East of the Third Principal Meridian; the Northeast Quarter and Southeast Quarter of Section 2, Township 11 North, Range 7 East of the Third Principal Meridian, and part of the Southeast Quarter of Section 35, Township 12 North, Range 7 East of the Third Principal Meridian, Coles County, Illinois, being described as follows: Beginning at the Northwest corner of the Southwest Quarter of the Southwest Quarter of said Section 36; thence North 87° 47' 27" East, 138.40 feet along the North line of Southwest Quarter of the Southwest Quarter of said Section 36 to the Northwest corner of a tract described in Warranty Deed on Document Number 681624 in the Coles County Recorder's Office; thence North 87° 47' 27" East, 447 feet more or less along the North line of said tract to a point being on the Northwestern Right-of-Way line of S.A. Route 19 Station 67+22.2, 33 feet left; thence Southeasterly 66.00 feet to the Southeastern Right-of-Way line of S.A. Route 19; thence along the Southeastern Right-of-Way line on a curve to the left in a Southwestern direction, concave to the Southeast with a radius of 227.44 feet to a point of tangency; thence South along the Eastern Right-of-Way line of S.A. Route 19, 869.23 feet to a point of curvature at S.A. Route 19 Station 55+72.93, 33 feet right; thence along the Southeastern Right-of-Way line on a curve to the right in a Southwesterly direction, concave to the Northwest with a radius of 263.00 feet to a point of intersection with the Eastern Right-of-Way of S.B.I. Route 25 (US Route 45); thence Southerly along the Eastern Right-of-Way line of S.B.I. Route 25 (US Route 45) as monumented and occupied on the following described courses: Southerly to S.B.I. Route 25 Station 31+63.93, 200.00 feet left; Westerly to S.B.I. Route 25 (U.S. Route 45) Station 31+63.93, 146.22 feet left; Southerly to S.B.I. Route 25 (U.S. Route 45) Station 37+08.79, 137.4 feet left more or less; thence Westerly to the Westerly Right-of-Way line of S.B.I. Route 25 (U.S. Route 45) Station 37+08.79, 125 feet right, point being the Southeast corner of a tract as described in Warranty Deed on Document Number 605770 recorded in Coles County Recorder's Office; thence North 89° 43' 50" West, 477.16 feet along the South line of said tract described on Document Number 605770 to a point being the Northwest corner of a tract as described in Warranty Deed on Document Number 681889; thence Southerly along the Westerly boundary of said tract described on Document Number 681889 to the Northwesterly Right-of-Way line of F.A.I. Route 57 and relocated S.B.I. Route 25 (U.S. Route 45) interchange as monumented and occupied; thence Southwesterly 14.6 feet along said Right-of-Way to F.A.I. Route 57 Station 503+00, 680 feet left; thence Southerly 587.3 feet along said Right-of-Way to F.A.I. Route 57 Station 499+00, 250 feet left; thence Southwesterly 271.6 feet along said Right-of-Way to F.A.I. Route 57 Station 496+45, 156.50 feet left, point also being on the South line of the Northeast Quarter of Section 2, Township 11 North, Range 7 East of the Third Principal Meridian; thence West along the South line of the Northeast Quarter of said Section 2 to the West line of the East half of the Northeast Quarter of said Section 2; thence North along the West line of the East half of the Northeast Quarter of said Section 2 to the Southwest corner of a tract as described in a Trustee's Deed on Book 874 at Page 300 on Document Number 567599 in the Coles County Recorder's Office; thence Easterly 310 feet along the South line of said tract on Document Number 567599 to the Southeast corner of said tract; thence Northerly 702.50 feet along the East line of said tract on Document Number 567599 to the Northeast corner of said tract; thence Westerly 10.00 feet along the North line of said tract on Document Number 567599 to the Southeast corner of a tract as described in a Deed labeled Trailer Park Property on Book 788 at Page 303 in the Coles County Recorder's Office; thence Northerly 660 feet along the East line of said Trailer Park Property to the North line of the Northeast Quarter of said Section 2; thence continue North 20 feet to the Northern Right-of-Way line of Lake Paradise Road; thence Easterly along the Northern Right-of-Way of said Lake Paradise Road to the Southeast corner of the L & K Motel Parcel as described in a Trustee's Deed as Tract II on



Document Number 593383 in the Coles County Recorder's Office; thence along the Eastern boundary of said L & K Motel Parcel on the following described courses: North 00° 16' 10" East, 64.82 feet, more or less; North 34° 47' 42" East, 112.06 feet; North 01° 00' 27" West, 50.00 feet; South 88° 59' 33" West, 20.00 feet; North 01° 00' 27" West, 169.11 feet to the Northeast corner of said L & K Motel parcel, point also being the Northwest corner of L & K Restaurant Parcel as described as Tract I on Document Number 593383 in the Coles County Recorder's Office; thence South 89° 43' 50" East, 145.78 feet more or less to a point the Westerly Right-of-Way line of S.B.I. Route 25 (U. S. Route 45); thence Northerly 950.13 feet more or less to S.B.I. Route 25 (U.S. Route 45) Station 14+85, 100 feet right; thence Easterly to the Point of Beginning, encompassing 59.1 acres, more or less, containing 15.3 acres, more or less, of Right-of-Way area. Net area of business district which excludes existing Right-of-Way is 43.8 acres, more or less.

Prepared by: HDC Engineering, L.L.C.  
201 W. Springfield Ave.  
Champaign, IL 61820  
Date: February 2, 2007  
HDC Project No.: 06491

Furthermore that the City of Mattoon, Illinois hereby establishes April 3, 2007, at 7:00 p.m. at the City Hall, City Council Chambers as the time and place for a second Public Hearing to consider the adoption of a Business District Plan and Business District Project for the South Route 45 Business District, and the creation of a Business District pursuant to the revised Illinois Business District Act, 65 ILCS 5/11-74.3-1 thru 3-6.

Upon motion by Mayor White, seconded by Commissioner McKenzie, adopted this 6th day of February, 2007, by a roll call vote, as follows:

AYES (Names): Commissioner Cline, Commissioner Ervin,  
Commissioner McKenzie, Commissioner Schilling,  
Mayor White

NAYS (Names): None

ABSENT (Names): None

Approved this 6th day of February, 2007.

/s/ Charles E. White  
Charles E. White, Mayor  
City of Mattoon, Coles County, Illinois

ATTEST:

APPROVED AS TO FORM:

/s/ Susan J. O'Brien  
Susan J. O'Brien, City Clerk

/s/ J. Preston Owen  
J. Preston Owen, City Attorney

Recorded in the Municipality's Records on February 7, 2007.

Mayor White opened the floor for discussion. No discussion.

Mayor White declared the motion carried by the following vote: YEA Commissioner Cline, YEA Commissioner Ervin, YEA Commissioner McKenzie, YEA Commissioner Schilling, YEA Mayor White.

Mayor White seconded by Commissioner Schilling moved to adopt Resolution 2007-2682, accepting a \$210,000 Grant of HOME Single Family Housing Rehabilitation Funds and authorizing the Mayor and City Clerk to sign all documents incidental to implementation of the grant program. Mayor White commented the grant is administrated by Coles County Regional Planning and Development Commissioner.

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**CITY OF MATTOON, ILLINOIS**  
**RESOLUTION NO. 2007-2682**

**A RESOLUTION ACCEPTING A \$210,000 GRANT OF HOME SINGLE FAMILY HOUSING REHABILITATION FUNDS AND  
AUTHORIZING THE MAYOR AND CITY CLERK TO SIGN ALL DOCUMENTS INCIDENTAL TO IMPLEMENTATION OF THE  
GRANT PROGRAM**

WHEREAS, the City of Mattoon (hereinafter “**SPONSOR**”), applied to the State of Illinois for HOME Single Family Owner Occupied Rehabilitation Program grant funds administered by the Illinois Housing Development Authority (“**IHDA**”), and

WHEREAS, the Sponsor has been awarded a grant (“**Grant**”) from the IHDA, program administrator of the HOME Investment Partnership Program (“**HOME Program**”) for the State of Illinois, in the amount of Two Hundred Ten Thousand and no/100 dollars (\$210,000) under the IHDA’s Single Family Owner Occupied Rehabilitation Program (“**SFOOR**”), and in order to receive such a Grant, the Sponsor must formally accept the terms and conditions of the Grant, including but not limited to the Grant Agreement, and authorize certain of its officials to execute the appropriate documents required in connection with the Grant, and

WHEREAS, it is necessary for the City Council to authorize the Mayor and City Clerk to sign documents as required by the Illinois Housing Development Authority in connection with said HOME funds.

NOW, THEREFORE, BE IT RESOLVED as follows:

RESOLVED that the Grant Agreement and the documents identified in the Grant Agreement, drafts of which have been presented to the City Council of the Sponsor, be, and hereby are, approved.

FURTHER RESOLVED, that the Delegation Agreement by and among the Sponsor and Coles County Regional Planning & Development Commission, and the documents identified therein, drafts of which have been presented to the City Council of the Sponsor, be, and hereby are, approved.

FURTHER RESOLVED, that either the Mayor or City Clerk is hereby authorized and empowered to execute and deliver in the name of or on behalf of the Sponsor the Grant Agreement and any and all amendments, modifications and supplements thereto, and to execute and deliver such additional documents, instruments and certificates as may be necessary or desirable for the Sponsor to perform its obligations under the Grant Agreement.

FURTHER RESOLVED that either the Mayor or City Clerk be and is hereby authorized and directed to take such additional actions, to make further determinations, to pay such costs and to execute and deliver such additional instruments (including any amendments, Grant Agreements or supplements) as he or she deems necessary or appropriate to carry into effect the foregoing resolutions.

FURTHER RESOLVED, that the acts of the Sponsor and the Mayor or City Clerk in negotiating the Grant Agreement, including those acts taken prior to the date hereof, be, and the same hereby are, in all respects, ratified, confirmed and approved.

Upon motion by Mayor White seconded by Commissioner Schilling adopted this 6<sup>th</sup> day of February, 2007, by a roll call vote, as follows:

AYES (Names): Commissioner Cline, Commissioner Ervin,  
Commissioner McKenzie, Commissioner Schilling,  
Mayor White.

NAYS (Names): None

ABSENT (Names): None

Approved this 6<sup>th</sup> day of February, 2007.

/s/ Charles E. White  
Charles E. White, Mayor  
City of Mattoon, Coles County, Illinois

ATTEST:

APPROVED AS TO FORM:

/s/ Susan J. O’Brien  
Susan J. O’Brien, City Clerk

/s/ J. Preston Owen  
J. Preston Owen, City Attorney

Recorded in the Municipality’s Records on February 7, 2007.

IN WITNESS WHEREOF, this Certificate is executed and delivered as of February 6, 2007.

/s/ Susan J. O’Brien  
Printed Name: Susan J. O’Brien

The undersigned Mayor of the Sponsor certifies that the person named above is the duly appointed City Clerk of the Sponsor and that the signature set forth immediately above is her genuine signature.

IN WITNESS WHEREOF, this Certificate is executed and delivered as of February 6, 2007.

/s/ Charles E. White

Printed Name: Charles E. White

Mayor White opened the floor for discussion. No discussion.

Mayor White declared the motion carried by the following vote: YEA Commissioner Cline, YEA Commissioner Ervin, YEA Commissioner McKenzie, YEA Commissioner Schilling, YEA Mayor White.

Mayor White opened the floor for public discussion. Mr. John Craig thanked the Council and others who assisted them with obtaining the RLF loan. Mayor White thanked others for their assistance, including Mr. Doug McDermand of Coles County Regional Planning and Development Commission.

Mayor White seconded by Commissioner Cline moved to adjourn at 7:10 p.m.

Mayor White declared the motion carried by the following vote: YEA Commissioner Cline, YEA Commissioner Ervin, YEA Commissioner McKenzie, YEA Commissioner Schilling, YEA Mayor White.

/s/ Susan J. O'Brien  
City Clerk

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\*  
— For published notice, the language in brackets should be deleted and replaced with: “on file and available for public inspection at the office of the City Clerk, 208 N. 19<sup>th</sup> Street, Mattoon, Illinois.”

\*  
— Final paragraph to be included only in notices of public hearing for taxing districts.

\*  
— Omit from notice as published.